

**Zoning Docket from September 19, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-076	William Andrew Coln of Coln Construction for SF Capital Investments, LLC 101 & 105 Fedex Way, Greenville, SC 29605 WG02030101705 & WG02030101706 R-M20, Multifamily Residential District to S-1, Services District	25	Approval	Approval 9-28-22	Approval 10-3-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 19, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Architect</p> <ul style="list-style-type: none"> <li>Three parcels to the south are zoned S-1, Services and the proposed rezoning would allow the two parcels in question to be combined to enhance their development</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>High Density Residential</i>.</li> <li>Fedex Way is a two-lane, County maintained residential road and the parcels have approximately 250 feet of frontage along Fedex Way. Pine Creek Court Ext. is a two-lane, County-maintained residential road and the parcels have approximately 524 feet of frontage along Pine Creek Court Ext. The parcel is approximately 0.09 miles southeast of the intersection of Bruce Road and Pine Creek Court Ext. The property is not along a bus route. There are no sidewalks in the area.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Quest Leadership Academy, Southside High School, and Thomas E. Kerns Elementary.</li> <li>The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a distribution facility.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject property, zoned R-M20, Multifamily Residential District, is located on Fedex Way, a two-lane, County maintained residential road and Pine Creek Court Ext., a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to S-1, Services District, which would create consistent zoning along Fedex Way, would not have an adverse impact on the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					